168.0	0002	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	660,200	/	660,200
USE VALUE:	660,200	/	660,200
ASSESSED:	660,200	/	660,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCHUGH KYLE PATRICK
Owner 2:	MOROZOVA OLGA ANDREEVNA
Owner 3:	
Street 1:	78 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGURANIS CALVIN -
Owner 2:	YUAN YUAN -
Street 1:	78 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1574 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	261,200		399,000	660,200
Total Card	0.138	261,200		399,000	660,200
Total Parcel	0.138	261,200		399,000	660,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.33 /Parcel: 419.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111088
GIS Ref	
GIS Ref	
Insp Date	10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,200	0	6,000.	399,000	660,200		Year end	12/23/2021
2021	101	FV	252,200	0	6,000.	399,000	651,200		Year End Roll	12/10/2020
2020	101	FV	252,200	0	6,000.	399,000	651,200	651,200	Year End Roll	12/18/2019
2019	101	FV	209,600	0	6,000.	399,000	608,600	608,600	Year End Roll	1/3/2019
2018	101	FV	209,600	0	6,000.	336,300	545,900	545,900	Year End Roll	12/20/2017
2017	101	FV	207,700	0	6,000.	307,800	515,500	515,500	Year End Roll	1/3/2017
2016	101	FV	207,700	0	6,000.	262,200	469,900	469,900	Year End	1/4/2016
2015	101	FV	194,500	0	6,000.	228,000	422,500	422,500	Year End Roll	12/11/2014

!12979!

PRINT

Date	Time
12/30/21	15:55:08

LAST REV

Date	Time
03/09/21	09:17:18
jorourke	

USER DEFINED

Prior Id # 1:	111088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12979

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGURANIS CALVI	76256-585	1	11/24/2020		770,000	No	No		
FUNG JACQUELINE	69567-388		7/7/2017		660,000	No	No		
O`RIORDAN BRIAN	38027-584		2/19/2003		380,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2009	758	New Wind	8,000					
3/27/2003	242	Redo Kit	34,115	C		G6	GR FY06	GUT BTH REMOD KIT

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2021	SQ Returned	JO	Jenny O
1/12/2021	SQ Mailed	MM	Mary M
10/1/2018	MEAS&NOTICE	HS	Hanne S
2/5/2018	SQ Returned	MM	Mary M
2/19/2009	Measured	372	PATRIOT
11/7/2008	Meas/Inspect	197	PATRIOT
8/8/2005	Permit Visit	BR	B Rossignol
5/16/2003	MLS	MM	Mary M
12/13/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Topo	-5					399,000						399,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	147.750
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320852
Depreciation:	59678
Depreciated Total:	261173

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

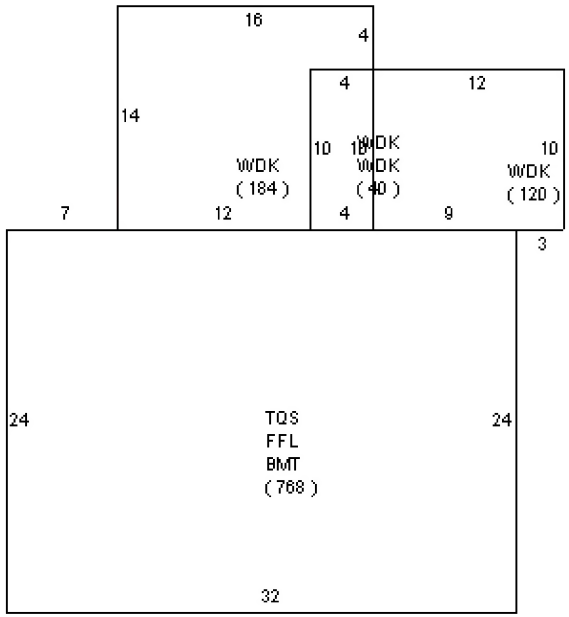
No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.75
Special Features:	0	Val/Su Net:	104.65
Final Total:	261200	Val/Su SzAd	194.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	56.630	43,488
FFL	First Floor	768	147.750	113,472
TQS	3/4 Story	576	147.750	85,104
WDK	Deck	384	8.560	3,287

Net Sketched Area:	2,496			Total:	245,351
Size Ad	1344	Gross Area	2688	FinArea	1574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	